Project Name (Subdivision):

VERRASO NORTH

Sanitary Sewer & Water Main Easement Number:

Identify this Easement by sequential number if Project contains more than one easement of this type.

(See Instructions for additional information).

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made	this day of	20	between
ENVISION 360, INC.	("Grantor") and the	ne City of Meridian,	
Municipal Corporation ("Grantee");	_ ` ,	,	

WHEREAS, the Grantor desires to provide a sanitary sewer and water main right-ofway across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer and water is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of sanitary sewer and water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of sanitary sewer and water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, it's successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

R:
F IDAHO) ss
Ada)
record was acknowledged before me on 1/320 (date) to 1/320 (hame of individual), [complete the following if signing in a resentative capacity, or strike the following if signing in an individual capacity] or half of 1/3/10/10/10/10/10/10/10/10/10/10/10/10/10/
Notary Signature My Commission Expires: 10-18-4074
))]

GRANTEE: CITY OF MERIDIAN	
Robert E. Simison, Mayor	
Attest by Chris Johnson, City Clerk	
STATE OF IDAHO,) : ss.	
County of Ada)	
This record was acknowledged before me a Robert E. Simison and Chris Johnson of their capacities as Mayor and City Clerk, respectively.	n behalf of the City of Meridian, in
(stamp)	
Notary Sign My Commi	nature ission Expires:

Client: Chad Olsen Date: 11/12/20 Job No.:10318

EXHIBIT "A' SANITARY SEWER & WATER MAIN EASEMENT DESCRIPTION

The following Describes a Parcel of Land for the Purpose of a Sanitary Sewer Water Main Easement Lying in a portion of Government Lot 4 of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County Idaho, and more particularly described as follows:

COMMENCING at the Northwest Corner of Section 4 Township 3 North, Range 1 East, Boise Meridian which is being Monumented with a found Brass Cap "PLS 6111"; From which, a found Aluminum Cap "PLS 5082" which is Monumenting the North1/4 Corner of said Section 4 bears, South 89°49'44" East, 2,659.29 feet; Thence along the Northerly Boundary Line of said Government Lot 4, South 89°49'44" East, 831.02 feet to a point being on the Prolongation of the Westerly Line of Una Mas Subdivision; Thence leaving said Northerly Boundary Line, and along the Westerly Line of said Una Mas Subdivision, and its Prolongation, South 00°34'44" West, 361.05 feet to a found 1/2" Iron Pin with Illegible Plastic Cap being on the Centerline of East Tecate Lane;

Thence leaving said Westerly Boundary Line, and its Prolongation, and along the Centerline of East Tecate Lane, South 89°25'19" East, 93.53 feet to the **POINT OF BEGINNING**:

Thence leaving said Centerline, South 00°34'41" West, 19.64 feet to a point;

Thence, South 89°25'19" East, 22.05 feet to a point;

Thence, South 00°34'41" West, 6.56 feet to a point;

Thence, South 89°25'19" East, 79.01 feet to a point;

Thence, North 00°34'41" East. 17.84 feet to a point;

Thence, South 89°25'19" East, 8.34 feet to a point;

Thence, North 86°19'23" East, 28.94 feet to a point;

Thence, South 00°34'41" West, 24.83 feet to a point;

Thence, South 89°25'19" East, 10.00 feet to a point;

Thence, North 00°34'41" East, 25.57 feet to a point:

Thence, North 86°19'23" East, 29.37 feet to a point:

Thence, South 00°34'41" West, 10.67 feet to a point;

Thence, South 89°25'19" East, 25.21 feet to a point;

Thence, North 00°34'41" East, 12.55 feet to a point;

Thence, South 89°25'19" East, 50.46 feet to a point;

Thence, North 00°34'41" East, 2.60 feet to a point;

Thence, South 89°53'09" East, 96.01 feet to a point:

Thence, North 00°34'41" East, 12.03 feet to a point on the Centerline of East Tecate Lane;

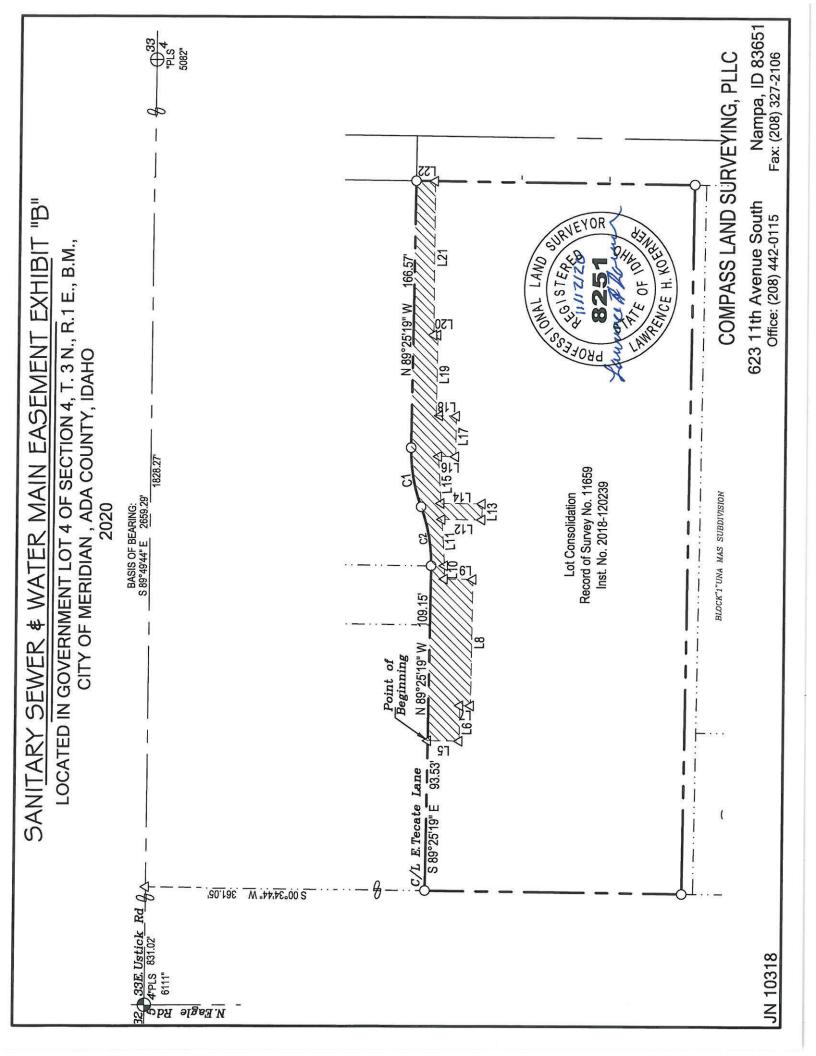
Thence along said Centerline, North 89°25'19" West, 166.57 feet to a point;

Thence Southwesterly 37.63 feet along the arc of a curve to the left having a radius of 100.00 feet, a Central angle of 21°33'37", and a Long Chord which bears, South 79°47'53" West, 37.41 feet to a point;

Thence continuing 37.63 feet along the arc of a curve to the right having a radius of 100.00 feet, a Central angle of 21°33'37", and a Long Chord which bears, South 79°47'53" West, 37.41 feet to a point:

Thence, North 89°25'19" West. 109.15 feet to the POINT OF BEGINNING:

The above Described Easement contains 0.14 Acres (6,339 Sq. Ft.), more or less.



SANITARY SEWER & WATER MAIN EASEMENT EXHIBIT "C"

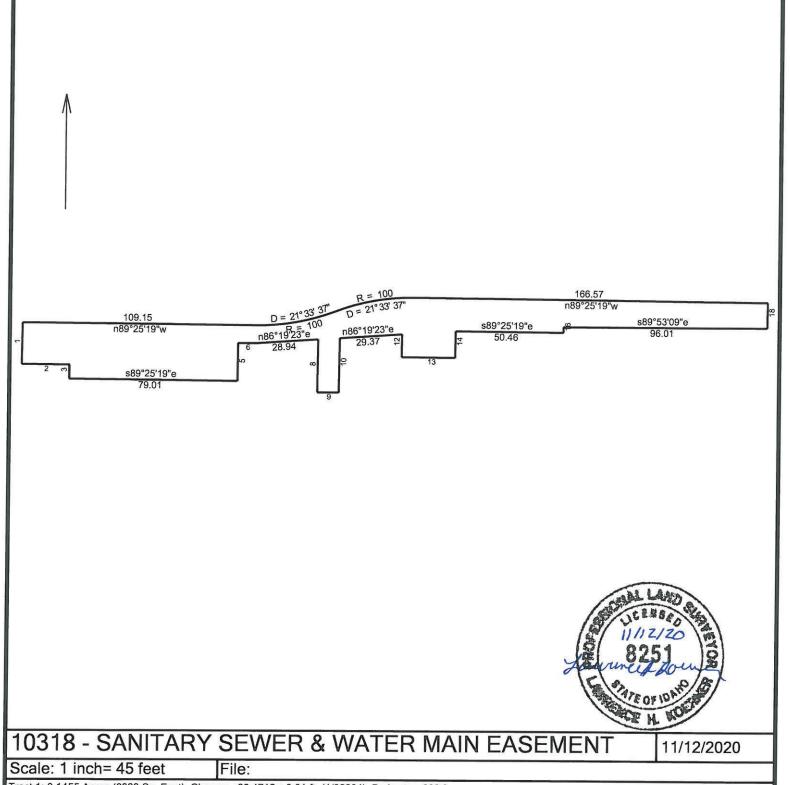
	DISTANCE	19.64	22.05	6.56	79.01	17.84	8.34	28.94	24.83	10.00	25.57	29.37	10.67	25.21	12.55	50.46	2.60	96.01	12.03
LINE TABLE	BEARING	S 00°34'41" W	S 89°25'19" E	S 00°34'41" W	S 89°25'19" E	N 00°34'41" E	S 89°25'19" E	N 86°19'23" E	S 00°34'41" W	S 89°25'19" E	N 00°34'41" E	N 86°19'23" E	S 00°34'41" W	S 89°25'19" E	N 00°34'41" E	S 89°25'19" E	N 00°34'41" E	S 89°53'9" E	N 00°34'41" E
	LINE	L5	97	L7	F8	F)	L10	L11	L12	L13	L14	L15	L16	L17	L18	L19	L20	L21	L22



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Office: (208) 442-0115

Nampa, ID 83651 Fax: (208) 327-2106



Tract 1: 0.1455 Acres (6339 Sq. Feet), Closure: s89.4712w 0.01 ft. (1/82204), Perimeter=833 ft.

01 s00.3441w 19.64

02 s89.2519e 22.05

03 s00.3441w 6.56

04 s89.2519e 79.01

08 s00.3441w 24.83

09 s89.2519e 10

10 n00.3441e 25.57

11 n86.1923e 29.37

12 s00.3441w 10.67

13 s89.2519e 25.21 14 n00.3441e 12.55

05 n00.3441e 17.84

19 n89.2519w 166.57 06 s89.2519e 8.34 07 n86.1923e 28.94

20 Lt, r=100.00, delta=021.3337, chord=s79.4753w 37.41 21 Rt, r=100.00, delta=021.3337, chord=s79.4753w 37.41 22 n89.2519w 109.15

15 s89.2519e 50.46

16 n00.3441e 2.6

17 s89.5309e 96.01

18 n00.3441e 12.03